

An  
Bord  
Pleanála

**Board Direction**  
**BD-010115-22**  
**ABP-311361-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/02/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

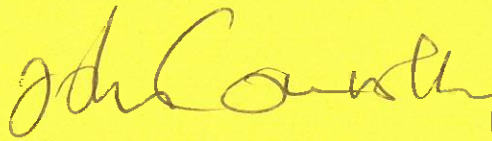
1. The subject site is located in a rural area which is identified by the Meath County Development Plan 2021-2027 as being under strong urban influence. National Policy Objective 19 of the National Planning Framework (2018) outlines that in such areas, single housing proposals shall be facilitated based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, and Policy RD POL 1 of the Development Plan also requires that individual house developments shall satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed. The applicant has not demonstrated an economic or social need to live in a rural area and has not demonstrated that they are an intrinsic part of the rural community in which the development is located. The development for which retention is sought does not, therefore, accord with National Policy Objective 19 of the National Planning Framework and materially contravenes the rural housing policies of the Meath County Development 2021-2027 and is contrary to the proper planning and sustainable development of the area.



2. The location of the entrance to the development for which retention is sought is directly onto the N2, a national strategic route, at a location which is within an area where the speed limit of 100 km/h applies. It is the policy of "Spatial Planning and National Roads: Guidelines for Planning Authorities", issued by the Department of the Environment, Community and Local Government in 2012, as reflected in Policy RD POL 40 of the Meath County Development Plan 2021-2027, to prevent the creation of additional individual entrances and the intensification of movements at existing entrances which open directly onto national routes at locations outside the 60 km/h zone, in order to facilitate the efficiency and effectiveness of the national strategic road network. The subject entrance, and the additional turning movements created by the development for which retention is sought, would interfere with the unobstructed, safe and free flow of traffic on this national route, and would therefore materially contravene Policy RD POL 40 of the Meath County Development Plan 2021-2027. Furthermore, it would endanger public safety by reason of traffic hazard and would be contrary to the Ministerial Guidelines. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.
  
3. Notwithstanding the proposal for a new wastewater treatment plant to serve the dwelling for which retention is sought, the Board was not satisfied that the development in question would not be prejudicial to public health, having regard to the existing pattern of development in the immediate vicinity, with its proliferation of individual dwellings each served by individual waste water treatment systems.

**Note:** The issues relating to the Board's third reason for refusal were noted in its directions in the case of each of the two previous appeals.

**Board Member**



**Date:** 28/02/2022

John Connolly